

WEST VALLEY LAND USE ADVISORY COMMITTEE

July 25, 2012

Flathead County Board of Adjustment
Earl Bennett Building
1035 1st Avenue West
Kalispell, MT 59901

Dear Board Members,

This letter is to inform you of actions taken at the July 24, 2012 meeting of the West Valley Land Use Advisory Committee regarding a request by Scott Richardson for a conditional use permit to allow for a cellular communications tower within an unmanned wireless communication facility on property owned by Ed and Jolene Hankinson within the West Valley zoning district more particularly described as 1050 Hankinson Lane.

A motion was made to "Forward a favorable recommendation to the Board of Adjustment for acceptance of Staff Report FCU-12-06 as findings of fact and favorable recommendation for issuance of a conditional use permit for the requested communication tower use subject to the 12 proposed conditions included in the Staff Report."

A role call vote was called; the motion passed unanimously 5-0 with all board members present voting in favor.

Please review the attached Draft Minutes from this meeting of the West Valley Land Use Advisory Committee.

Respectfully,

Paul R. McKenzie
Secretary

CC: Alex Hagel, Flathead County Planning and Zoning
Enclosure: Unapproved minutes from July 24, 2012 meeting.

UNAPPROVED DRAFT MINUTES
WEST VALLEY LAND USE ADVISORY COMMITTEE

July 24, 2012

Chairman Gary Krueger called the meeting to order at 7:00pm. Committee members present were, Paul McKenzie, Gary Krueger, David Weyrauch, Alan Wendt and Les Keller. Paul McKenzie served as secretary. David Tutvedt and James Thompson were not in attendance and had not communicated with anyone on the committee regarding their absence.

The draft agenda was reviewed and approved. Motion by D. Weyrauch, second by Alan Wendt, unanimous vote in favor.

GENERAL PUBLIC COMMENT

Chairman Krueger called for general public comment on any issues related to the West Valley planning area. No public comment was presented.

OLD BUSINESS

Chairman Krueger called or items of Old Business. None were raised.

NEW BUSINESS:

The board reviewed one project, a request by Scott Richardson for a conditional use permit to allow for a cellular communications tower within an unmanned wireless communication facility on property owned by Ed and Jolene Hankinson within the West Valley zoning district more particularly described as 1050 Hankinson Lane. Both Mr. Hankinson and Mr. Richardson were in attendance.

County planning staff Alex Hagel presented staff report FCU-12-06 regarding the conditional use permit. The staff report reviewed consistency of the application with applicable WV zoning regulations and applicable county regulations regarding communication towers. No public comment had been received on the application at the time of the meeting. The staff report includes a summary of six findings of fact as well as 12 proposed conditions to be imposed upon the permit.

The applicant made a brief presentation and answered some questions from the board. One question was asked regarding county requirement to research co-location opportunities. The applicant stated that due to the specific hardware and use of this location, opportunities for co-location are limited. The board asked a question of why a mono pole was not proposed. Applicant stated that the proposed lattice tower is more suited to the type of hardware proposed to be installed and the lattice tower would likely reduce the visual impact over a monopole. Applicant also offered that the requested security lighting was not absolutely necessary if the County found it objectionable. Applicant stated that this location is technically optimal for the proposed microwave data communication use connecting Flathead Electric Co-op facilities in the valley bottom and Kalispell.

No other public comment was received. No other board discussion or questions.

Les Keller made the motion, seconded by Mr. Weyrauch to:

Forward a favorable recommendation to the Board of Adjustment for acceptance of Staff Report FCU-12-06 as findings of fact and favorable recommendation for issuance of a conditional use permit for the requested communication tower use subject to the 12 proposed conditions included in the Staff Report.

A role call vote was called; the motion passed unanimously 5-0 with all board members present voting in favor.

The issue of reorganization of the officers of the committee was raised by Chairman Krueger

Paul McKenzie nominated Les Keller for the position of Committee Chairman, nomination seconded by Dave Weyrauch

Les Keller nominated David Weyrauch for the position of Vice Chairman, nomination seconded by Alan Wendt

Les Keller nominated Paul McKenzie for the position of Secretary, nomination seconded by Alan Wendt.

All nominations were unanimously approved. New Committee officers are as follows:

Chairman – Les Keller

Vice Chairman – David Weyrauch

Secretary – Paul McKenzie

The meeting was adjourned at approximately 7:40pm

Respectfully Submitted,



Paul R. McKenzie